Maya Gupta and Jim Muller Residence

INTERIOR RENOVATION

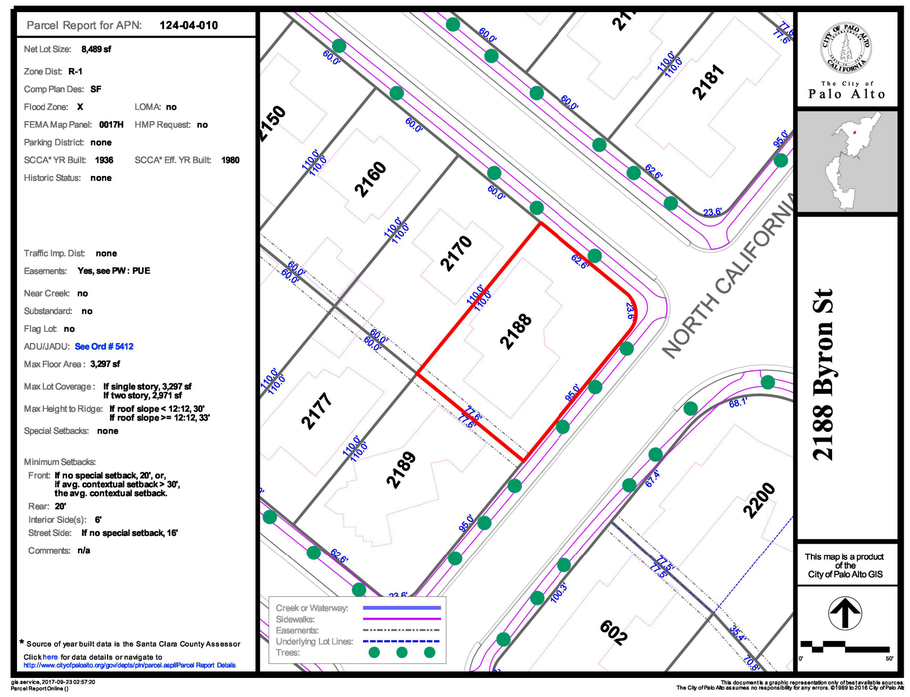
Tuesday, February 13, 2018

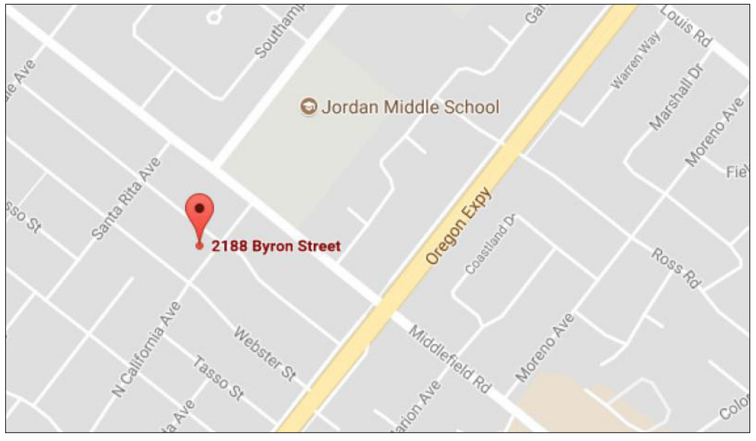
SCOPE: INTERIOR RENOVATION OF EXISTING KITCHEN AND BATHROOMS. REPLACE ALL WINDOWS AND EXTERIOR DOORS. REMOVE ROOF FROM SIDE PORCH.

NOTE: CONTRACTOR TO BE RESPONSIBLE FOR PROPER EXECUTION AND COMPLETION OF PROJECT. ALL MEASUREMENTS ARE TO BE FIELD VERIFIED. CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES, AS WELL AS ALL LOCAL CODES.

BUILDING:	2016 CALIFORNIA RESIDENTIAL CODE (IBC), WITH AMENDMENTS.
FIRE SAFETY:	2016 CALIFORNIA FIRE CODE (IFC), WITH AMENDMENTS.
PLUMBING:	2016 CALIFORNIA PLUMBING CODE (IPC), WITH AMENDMENTS.
MECHANICAL:	2016 CALIFORNIA MECHANICAL CODE (IMC) WITH AMENDMENTS.
ELECTRICAL:	2016 CALIFORNIA ELECTRICAL CODE
CALGREEN:	2016 CALGREEN
CA ENERGY:	2016 CALIFORNIA ENERGY CODE

Occupancy: Group R3/U
Type of Construction: VB
Fire Sprinklers Required: NO
Number of Stories: 2
A residential fire sprinkler system is not required in accordance with NFPA 13D and State and Local requirements.





VICINITY MAP

DRAWING INDEX

A0.0	COVER
AB.1	EXISTING MAIN FLOOR
AB.2	EXISTING UPPER LEVEL
AB 3-4	EXISTING ELECTRICAL PLANS
AB 5-6	EXISTING ELEVATIONS
AB7	EXISTING SECTIONS
A1.1	PROPOSED MAIN FLOOR
A2.1	PROPOSED UPPER LEVEL
A3-4	PROPOSED ELEVATIONS
A5	CABINET ELEVATIONS
ROOF	EXISTING AND PROPOSED ROOF
E1-2	PROPOSED ELECTRICAL

24-HOUR CONTACT

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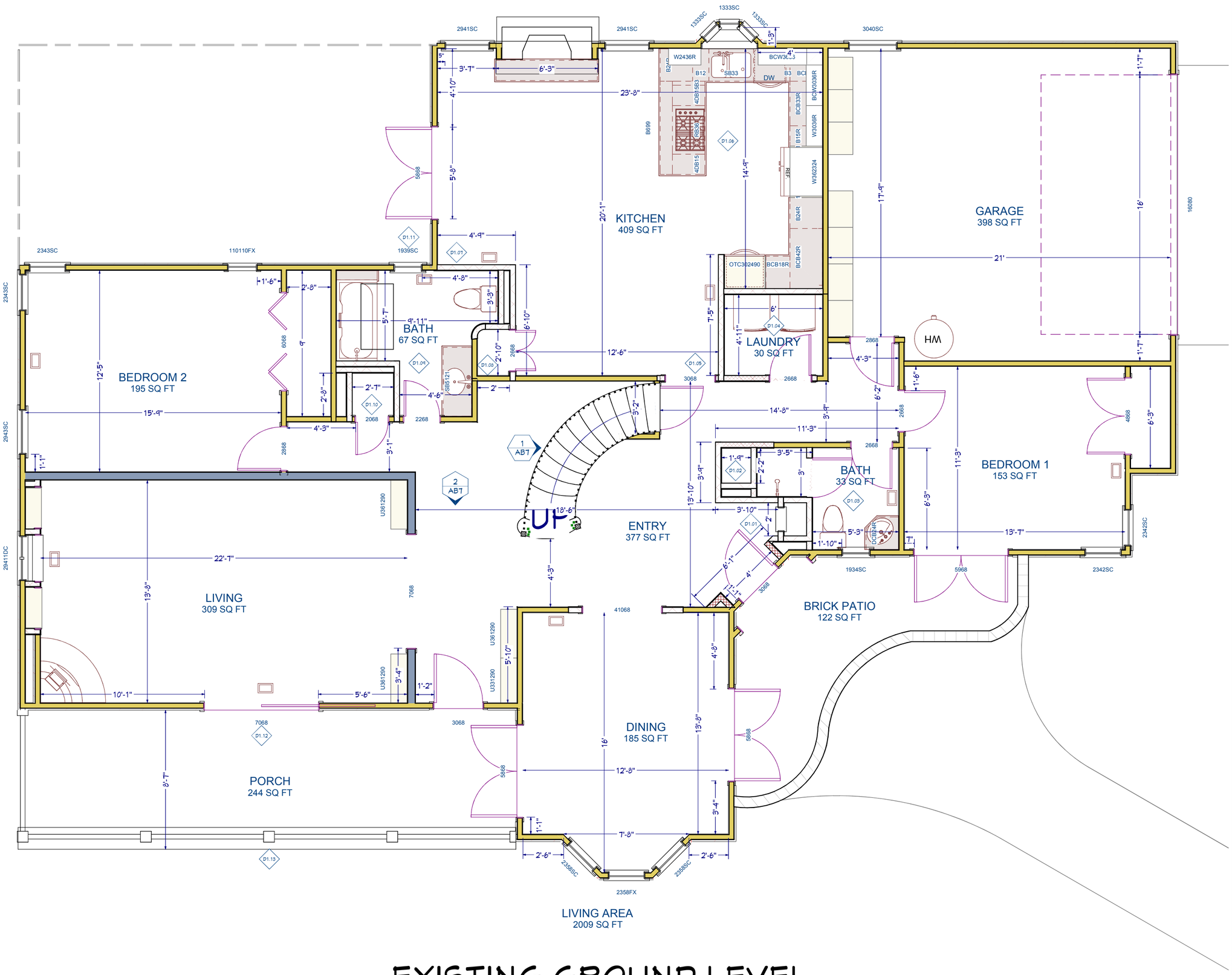
A0.0



EXISTING GROUND LEVEL

1 / AB.1 EXISTING FLOOR PLAN
Scale: 1/4" = 1' - 0"

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WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- DEMOLITION WALL

DEMOLITION NOTES

- D1.01 DEMO NICHE
- D1.02 DEMO CLOSET & RE-ROUT PLUMBING CHASE
- D1.03 DEMO BATH FIXTURES, TILE AND ACCESSORIES
- D1.04 DEMO LAUNDRY FIXTURES, DOORS AND WALLS
- D1.05 WIDEN DOORWAY
- D1.06 DEMO KITCHEN FIXTURES, CABINETS AND COUNTERS
- D1.07 RELOCATE 2 KITCHEN FLOOR VENTS
- D1.08 DEMO PANTRY WALLS AND DOORS
- D1.09 DEMO BATHROOM FIXTURES AND WALLS
- D1.10 RESIZE CLOSET AND CLOSET DOOR
- D1.11 DEMO AND RESIZE WINDOW
- D1.12 DEMO EXTERIOR POCKET DOOR
- D1.13 DEMO PORCH ROOF AS NEEDED PER PROPOSED PLANS
- D1.14 RESIZE BAY WINDOWS AND REPLACE
- D1.15 REPLACE ALL EXTERIOR DOORS AND WINDOWS, EXCEPT FRONT DOOR

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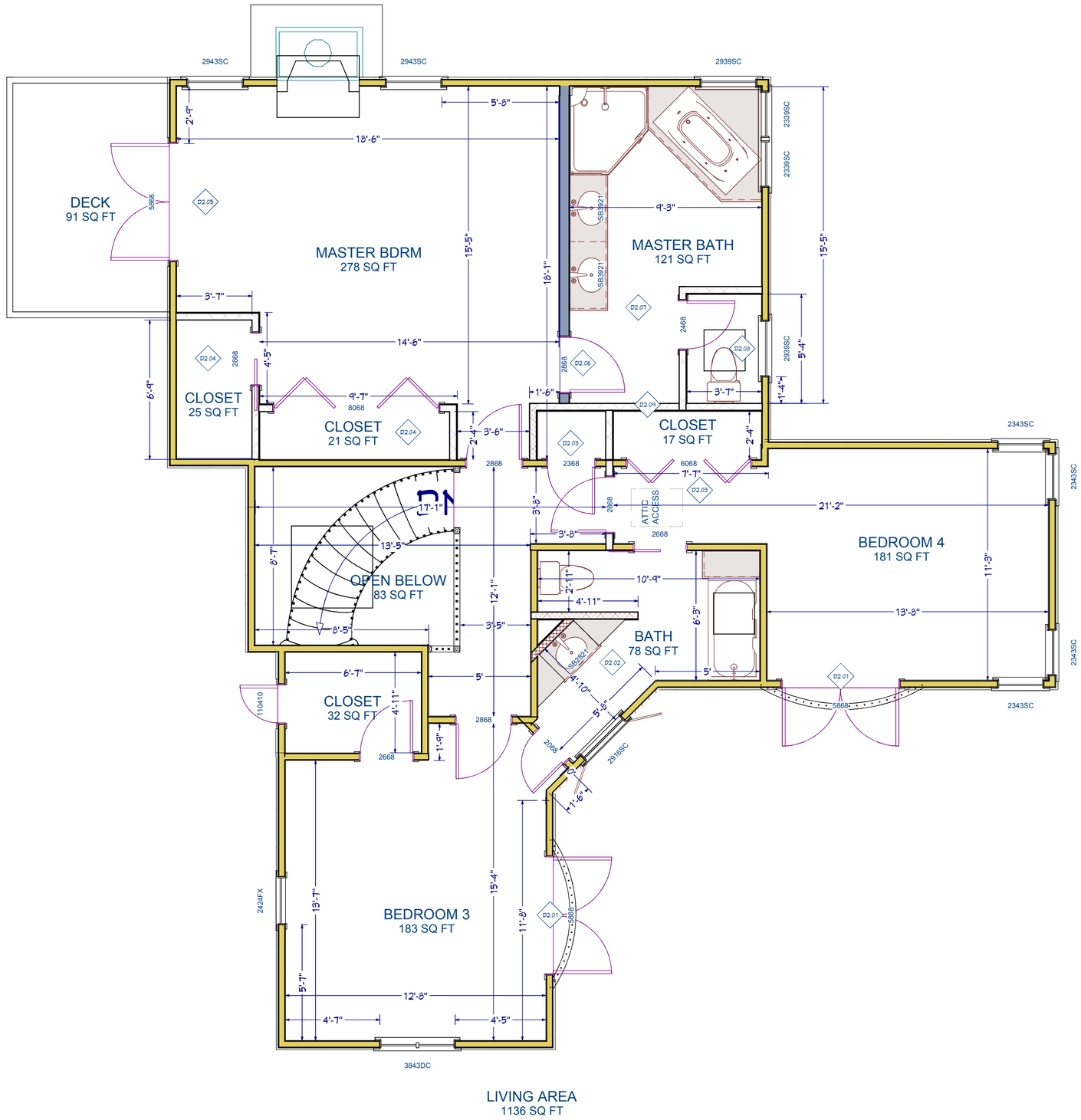
AB.1



EXISTING UPPER LEVEL

1 AB.2 EXISTING FLOOR PLANS
Scale: 1/4" = 1' - 0"

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WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- DEMOLITION WALL

DEMOLITION NOTES

- D2.01 REMOVE DOORS
- D2.02 DEMO BATHROOM TILE AND FIXTURES
- D2.03 REMOVE CLOSET DOORS
- D2.04 DEMO CLOSETS
- D2.05 REMOVE FRENCH DOORS
- D2.06 MOVE DOORWAY
- D2.07 DEMO MASTER BATH TILE AND FIXTURES
- D2.08 REMOVE WINDOW AND PATCH STUCCO
- D2.09 VERIFY THAT WALL IS NOT LOAD BEARING

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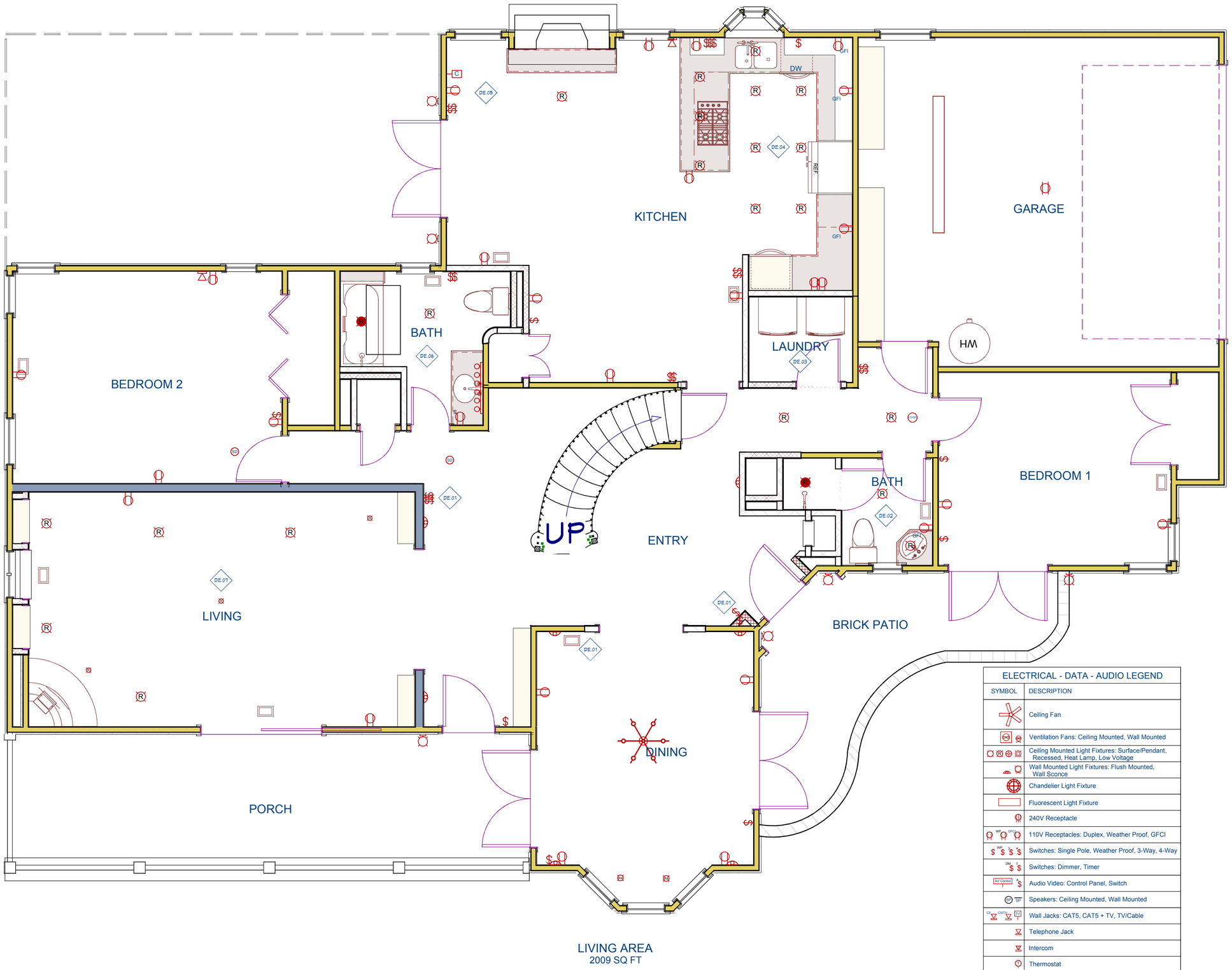
AB.2



EXISTING GROUND LEVEL ELECTRICAL

1 / AB.3 EXISTING ELECTRICAL PLAN
Scale: 1/4" = 1' - 0"

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WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- DEMOLITION WALL

DEMOLITION NOTES

- DE.01 REWIRE SWITCHES FROM REMOVED WALLS
- DE.02 REMOVE ELECTRICAL ITEMS FROM BATHROOM
- DE.03 REMOVE ELECTRICAL FROM LAUNDRY
- DE.04 REMOVE CAN LIGHTS FROM KITCHEN
- DE.05 DEMO SWITCHES AND ELECTRICAL ITEMS ON WALL
- DE.06 REMOVE ELECTRICAL ITEMS FROM BATHROOM
- DE.07 REMOVE CAN LIGHTS FROM LIVING, EXCEPT SPOT LIGHT BY FIREPLACE

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DIM T	Switches: Dimmer, Timer
AV Control	Audio Video: Control Panel, Switch
SP	Speakers: Ceiling Mounted, Wall Mounted
CAT5 CAT5/TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel

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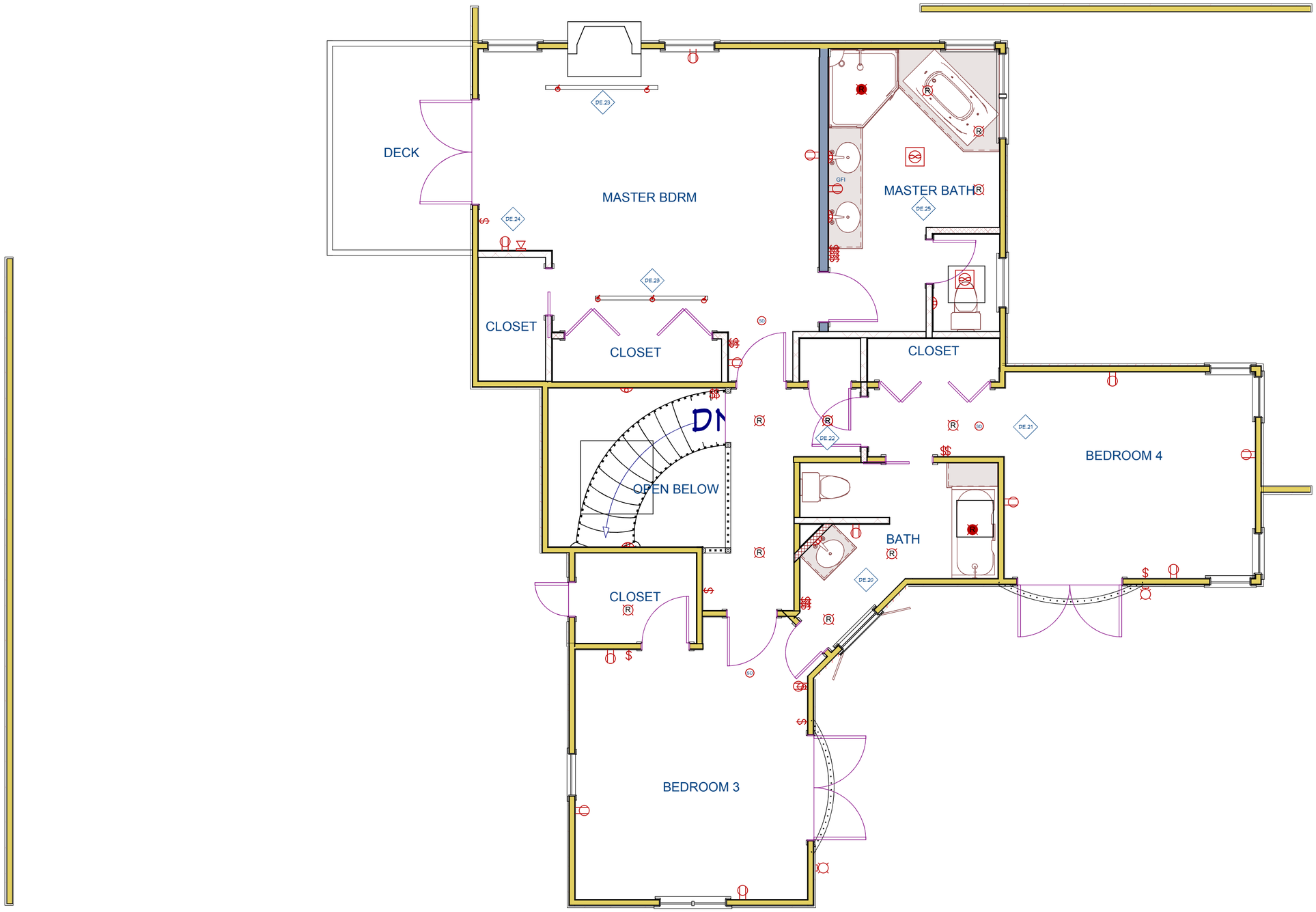
AB.3



EXISTING UPPER LEVEL ELECTRICAL

1 AB.4 EXISTING ELECTRICAL PLAN
Scale: 1/4" = 1' - 0"

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WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- DEMOLITION WALL

DEMOLITION NOTES

- DE.20 REMOVE ALL ELECTRICAL OUTLETS AND FIXTURES FROM BATHROOM
- DE.21 RELOCATE SMOKE DETECTOR
- DE.22 REMOVE CAN LIGHT
- DE.23 REMOVE TRACK LIGHT
- DE.24 REMOVE ELECTRICAL ITEMS FROM DEMO WALLS
- DE.25 REMOVE ELECTRICAL ITEMS FROM MASTER BATHROOM

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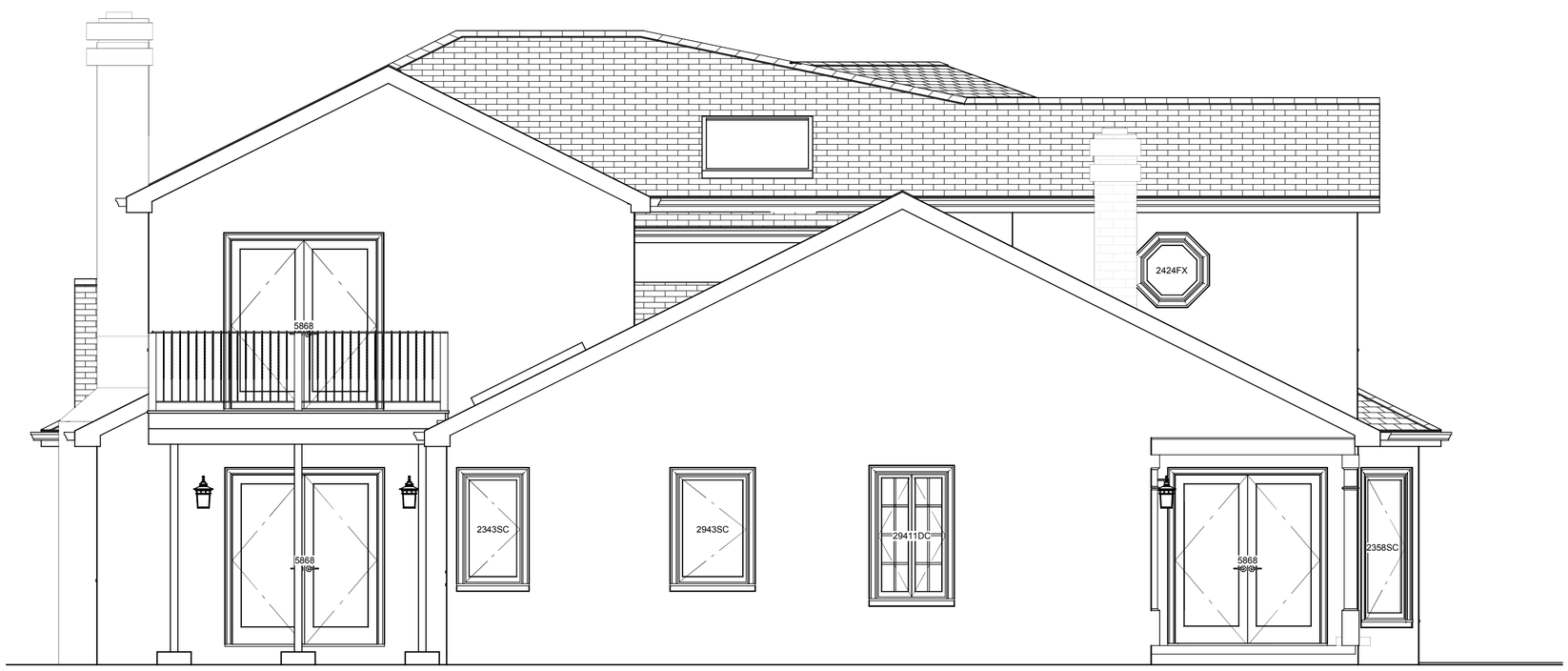
AB.4

EXISTING FRONT



EXISTING LEFT

1
AB.5

EXISTING ELEVATIONS
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AB.5

EXISTING REAR

EXISTING RIGHT

1
AB.6
EXISTING ELEVATIONS
Scale: 1/4" = 1' - 0"

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AB.6

1
AB7

2
AB7

1
AB.7
EXISTING CROSS SECTION
Scale: 1/4" = 1' - 0"

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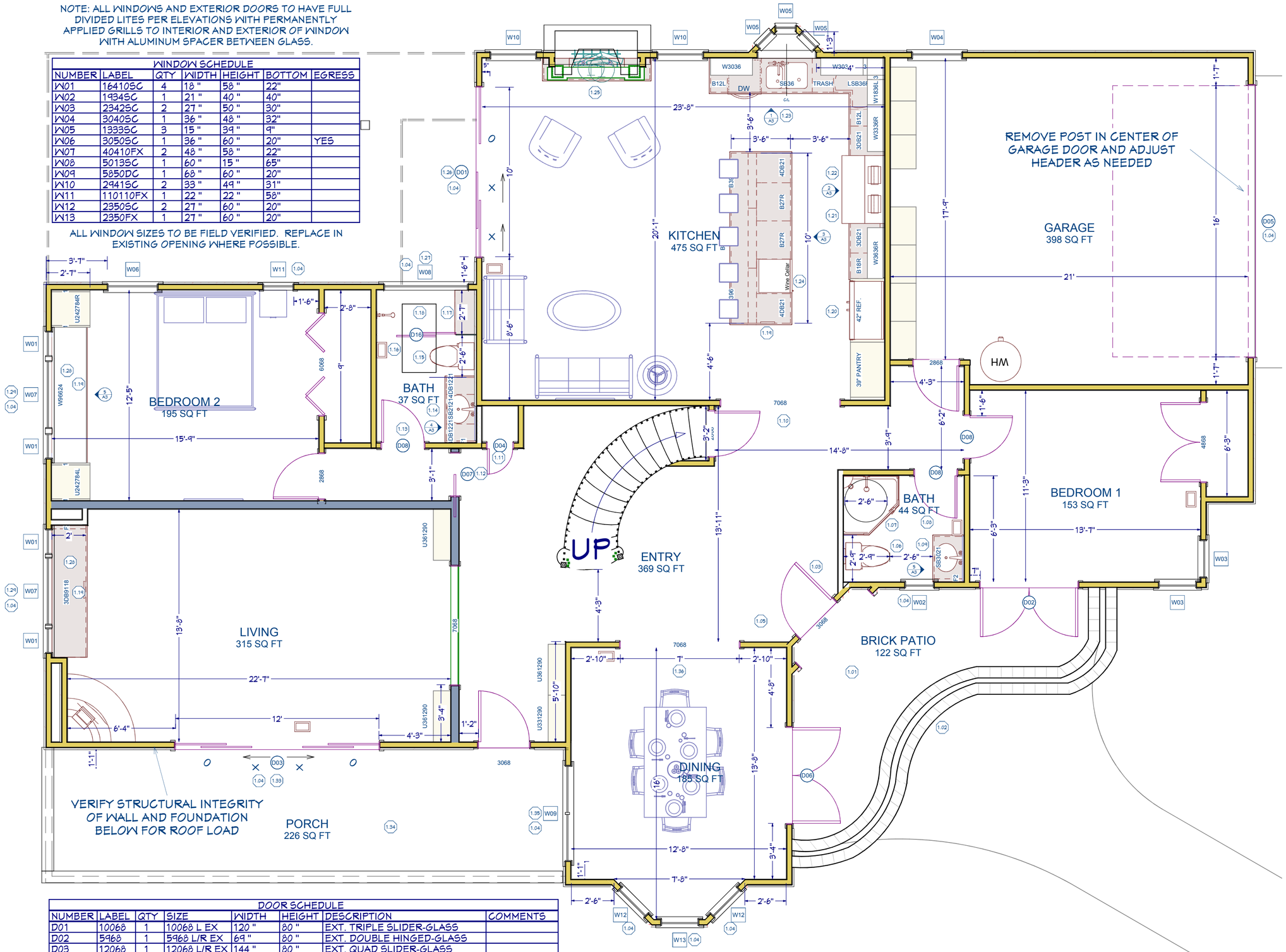
AB7

NOTE: ALL WINDOWS AND EXTERIOR DOORS TO HAVE FULL DIVIDED LITES PER ELEVATIONS WITH PERMANENTLY APPLIED GRILLS TO INTERIOR AND EXTERIOR OF WINDOW WITH ALUMINUM SPACER BETWEEN GLASS.

WINDOW SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	BOTTOM	EGRESS
W01	16410SC	4	18 "	58 "	22"	
W02	19345C	1	21 "	40 "	40"	
W03	23425C	2	27 "	50 "	30"	
W04	30405C	1	36 "	48 "	32"	
W05	13335C	3	15 "	39 "	9"	
W06	30505C	1	36 "	60 "	20"	YES
W07	40410FX	2	48 "	58 "	22"	
W08	50135C	1	60 "	15 "	65"	
W09	5850DC	1	68 "	60 "	20"	
W10	29415C	2	33 "	49 "	31"	
W11	110110FX	1	22 "	22 "	58"	
W12	23505C	2	27 "	60 "	20"	
W13	2350FX	1	27 "	60 "	20"	

ALL WINDOW SIZES TO BE FIELD VERIFIED. REPLACE IN EXISTING OPENING WHERE POSSIBLE.



DOOR SCHEDULE

NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	10068	1	10068 L EX	120 "	80 "	EXT. TRIPLE SLIDER-GLASS	
D02	5968	1	5968 L/R EX	69 "	80 "	EXT. DOUBLE HINGED-GLASS	
D03	12068	1	12068 L/R EX	144 "	80 "	EXT. QUAD SLIDER-GLASS	
D04	1668	1	1668 R IN	18 "	80 "	HINGED-DOOR P09	
D05	16080	1	16080	192 "	96 "	GARAGE-GARAGE DOOR CHD09	
D06	5868	1	5868 L/R EX	67 7/8 "	80 "	EXT. DOUBLE HINGED-GLASS	
D07	2668	1	2668 L	30 "	80 "	POCKET-DOOR P09	
D08	2668	3	2668 L IN	30 "	80 "	HINGED-DOOR P09	
D16	4868	1	4868 L IN	56 "	80 "	SLIDER-GLASS DOOR SC02	SHOWER DR.

PROPOSED GROUND LEVEL

1 / A1.1 PROPOSED PLAN
Scale: 1/4" = 1' - 0"

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WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- NEW WALL

PLAN NOTES

- 1.01 RAISE PATIO TO BE 1" BELOW LEVEL OF EXISTING HOUSE
- 1.02 BUILD BRICK STEP FOR NEW RAISED PATIO LEVEL
- 1.03 REDIRECT PLUMBING CHASE FROM BATHROOM ABOVE
- 1.04 CHANGE HEADER AS NEEDED AND PATCH STUCCO
- 1.05 PATCH HARDWOOD FLOORS WHERE WALLS HAVE BEEN REMOVED OR DOORWAYS WIDENED
- 1.06 INSTALL NEW TOILET
- 1.07 NEW 42" ANGLED SHOWER
- 1.08 NEW TILE FLOOR
- 1.09 NEW 30" VANITY
- 1.10 WIDEN DOORWAY TO 84"
- 1.11 NEW 18" DOOR FOR NEW CLOSET
- 1.12 NEW 30" POCKET DOOR
- 1.13 NEW 30" DOOR
- 1.14 NEW VANITY
- 1.15 REPLACE ALL WOOD FLOOR VENTS
- 1.16 MOVE FLOOR VENT
- 1.17 TILED SHOWER BENCH
- 1.18 NEW SHOWER W. TILE TO CEILING
- 1.19 RELOCATE FLOOR VENT TO TOE KICK OF CABINET
- 1.20 BUILT-IN 42" REFRIGERATOR
- 1.21 48" HOOD VENTED TO EXTERIOR
- 1.22 48" GAS RANGE
- 1.23 NEW SINK IN EXISTING LOCATION
- 1.24 NEW WINE COOLER
- 1.25 NEW FIREPLACE INSERT USING EXISTING CHIMNEY
- 1.26 NEW TRIPLE 10' WIDE X 6'8" SLIDING DOORS
- 1.27 NEW 60" X 15" TRANSOM W. CLEAR GLASS
- 1.28 NEW BENCH SEAT
- 1.29 NEW TRIPLE CASEMENT WINDOW
- 1.30 HEIGHT AND HEADER TO MATCH EXISTING CORNER CASEMENTS

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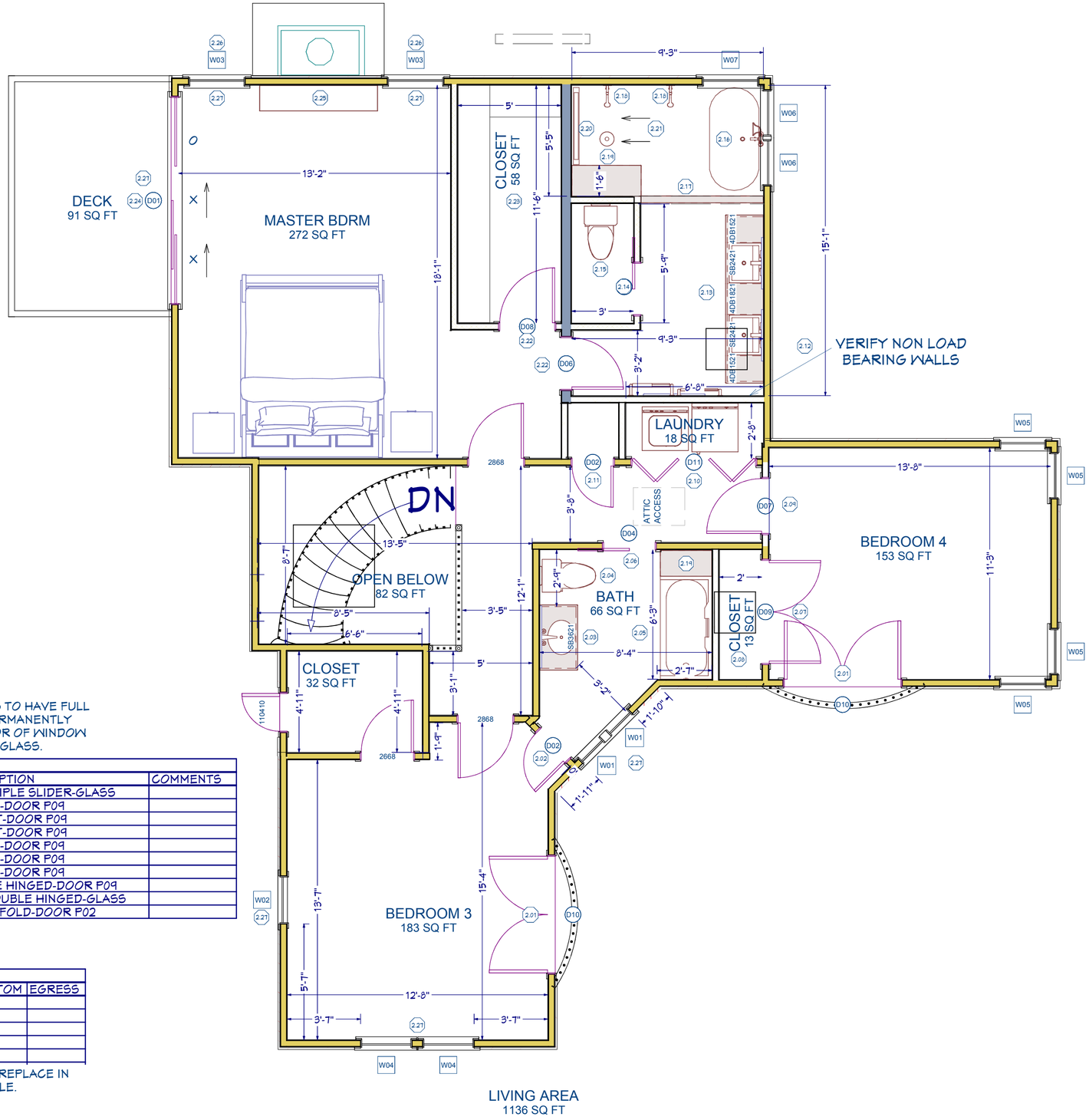
A1.1



NOTE: ALL WINDOWS AND EXTERIOR DOORS TO HAVE FULL DIVIDED LITES PER ELEVATIONS WITH PERMANENTLY APPLIED GRILLS TO INTERIOR AND EXTERIOR OF WINDOW WITH ALUMINUM SPACER BETWEEN GLASS.

DOOR SCHEDULE

NUMBER	LABEL	QTY	SIZE	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	10068	1	10068 L EX	120 "	80 "	EXT. TRIPLE SLIDER-GLASS	
D02	2068	2	2068 L IN	24 "	80 "	HINGED-DOOR P09	
D04	2668	1	2668 L	30 "	80 "	POCKET-DOOR P09	
D05	2668	1	2668 R	30 "	80 "	POCKET-DOOR P09	
D06	2668	1	2668 R IN	30 "	80 "	HINGED-DOOR P09	
D07	2868	1	2868 L IN	32 "	80 "	HINGED-DOOR P09	
D08	2868	1	2868 R IN	32 "	80 "	HINGED-DOOR P09	
D09	5068	1	5068 L/R IN	60 "	80 "	DOUBLE HINGED-DOOR P09	
D10	5868	2	5868 L/R EX	68 "	80 "	EXT. DOUBLE HINGED-GLASS	
D11	6068	1	6068 L/R	72 "	80 "	4 DR. BIFOLD-DOOR P02	

WINDOW SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	BOTTOM	EGRESS
W01	1648SC	2	18 "	56 "	24"	
W02	2424FX	1	28 "	28 "	52"	
W03	2943SC	2	33 "	51 "	29"	
W04	2646SC	2	30 "	54 "	26"	
W05	2343SC	4	27 "	51 "	29"	

ALL WINDOW SIZES TO BE FIELD VERIFIED. REPLACE IN EXISTING OPENING WHERE POSSIBLE.

PROPOSED UPPER LEVEL

1 / A2.1 PROPOSED PLAN
Scale: 1/4" = 1' - 0"

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WALL TYPES

EXTERIOR WALL
INTERIOR WALL
NEW WALL

PLAN NOTES

1.33 WIDEN OPENING TO 84" WIDE
1.34 REPLACE FRENCH DOORS WITH NEW CASEMENTS UNDER EXISTING HEADER
1.35 REMOVE ROOF OVER PORCH
1.36 12' WIDE X 6'8" 4 PANEL SLIDER
2.01 NEW IN-SWING FRENCH DOORS
2.02 CHANGE SWING OF DOOR
2.03 NEW VANITY
2.04 REPLACE TOILET IN EXISTING LOCATION
2.05 NEW TUB WITH TILE TO CEILING
2.06 NEW 30" POCKET DOOR
2.07 60" DOUBLE CLOSET DOOR
2.08 CLOSE IN SKYLIGHT CEILING OPENING BUT KEEP SKYLIGHT IN ROOF.
2.09 NEW BEDROOM DOOR LOCATION
2.10 NEW WASHER AND DRYER LOCATION
2.11 24" CLOSET DOOR
2.12 CLOSE IN WINDOW
2.13 NEW DOUBLE VANITY
2.14 30" POCKET DOOR
2.15 NEW TOILET
2.16 FREE STANDING TUB
2.17 4" CURB
2.18 (2) HANDHELD SPRAY AND (1) RAIN HEAD
2.19 18" TALL X 18" WIDE TILED BENCH W. SLOPED SEAT
2.20 TRENCH DRAIN
2.21 TILE ON WALLS TO CEILING IN SHOWER AREA
2.22 NEW 30" DOOR
2.23 NEW WALK IN CLOSET
2.24 10' X 6'8" TRIPLE SLIDER DOOR
2.25 NEW FIREPLACE INSERT USING EXISTING CHIMNEY
2.26 REPLACE CASEMENT WINDOWS, MATCH HEIGHT OF SLIDING DOORS
2.27 REPLACE HEADER AND PATCH STUCCO

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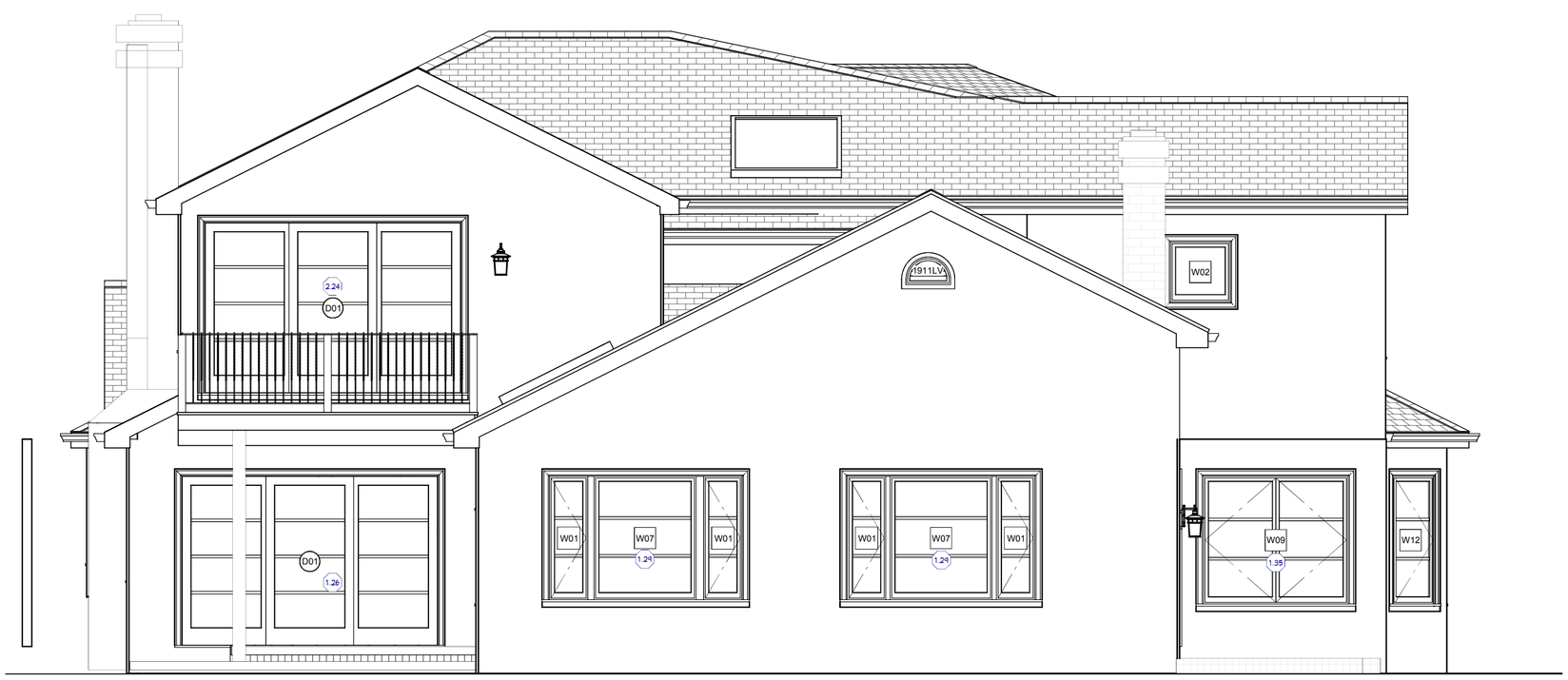
A2.1

PROPOSED FRONT



PROPOSED LEFT

PLAN NOTES	
2.28	REPLACE IRON RAILING WITH SIMILAR STYLE
2.29	RAISE WINDOWS IN BAY AND PATCH STUCCO
2.30	REPAINT ALL EXTERIOR SIDING AND TRIM
2.31	REMOVE SHUTTERS AND PATCH STUCCO

1 / A3.1 PROPOSED ELEVATIONS
Scale: 1/4" = 1' - 0"

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A3.1

PROPOSED REAR

PROPOSED RIGHT

1
A4.1
PROPOSED ELEVATIONS
Scale: 1/4" = 1' - 0"

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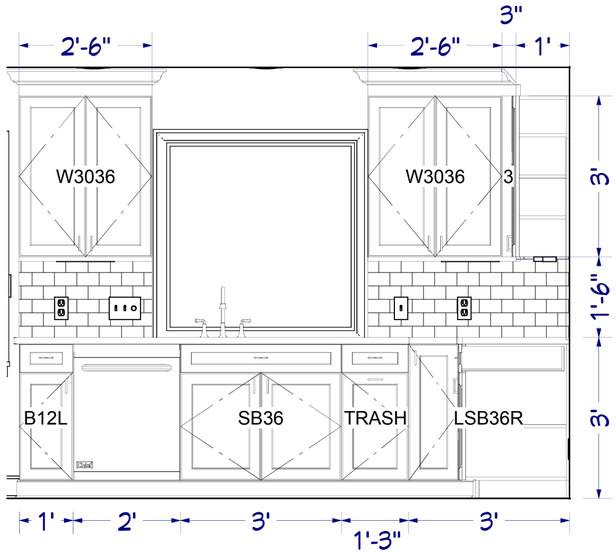
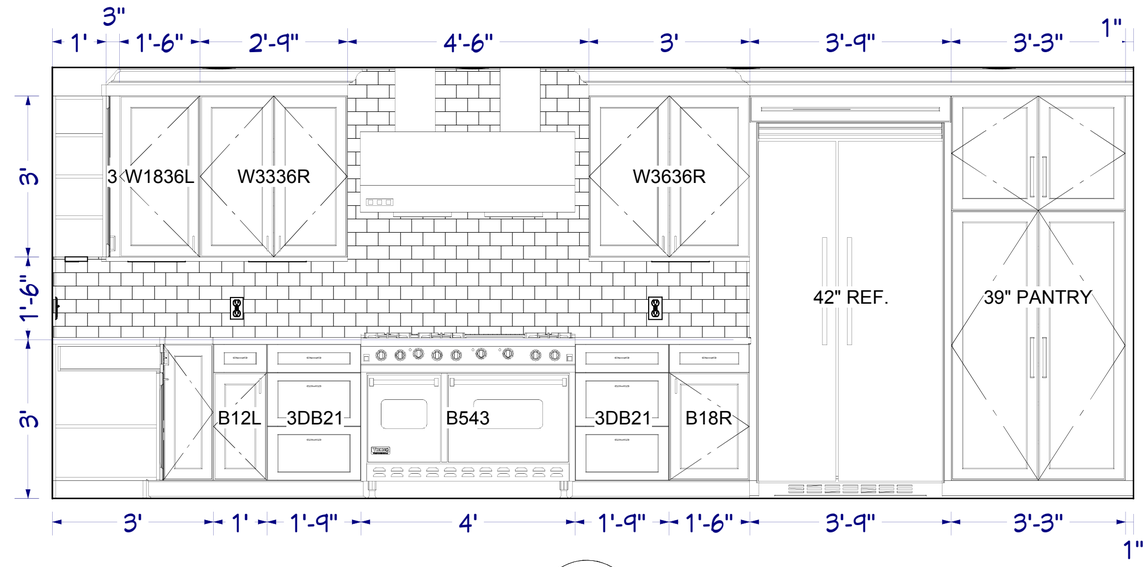
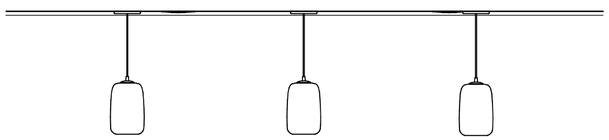
A4.1

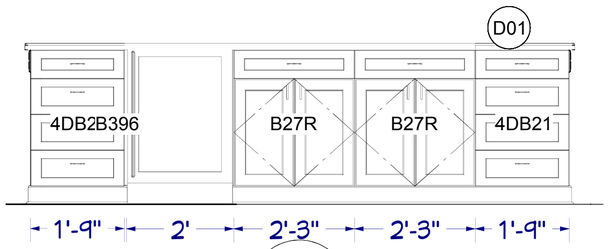


1
A3



2
A3





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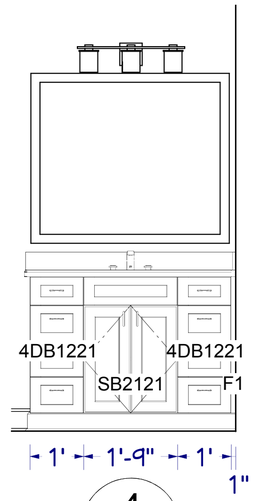

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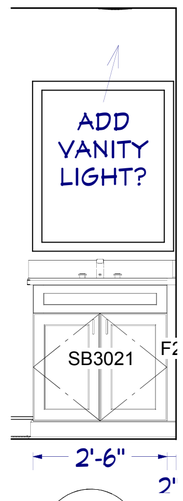

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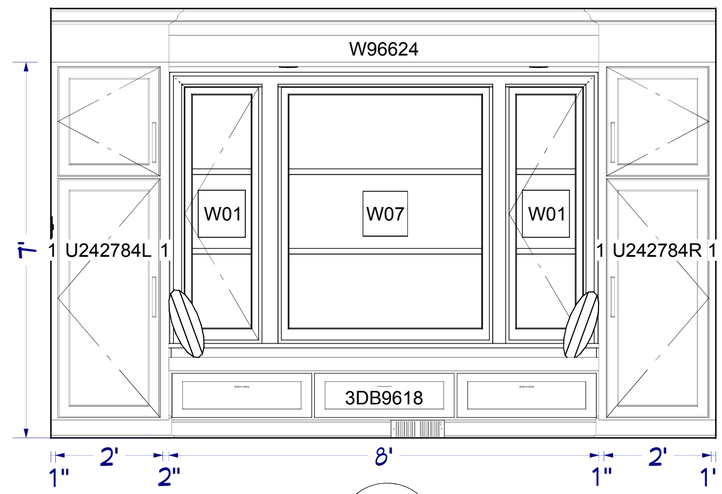

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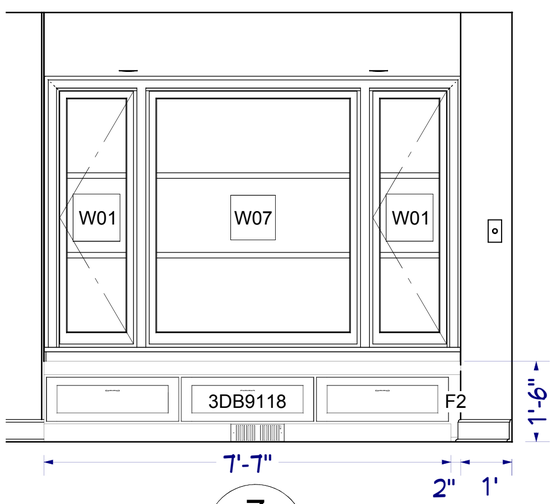

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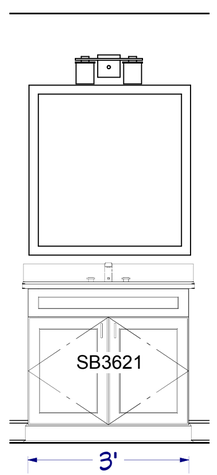

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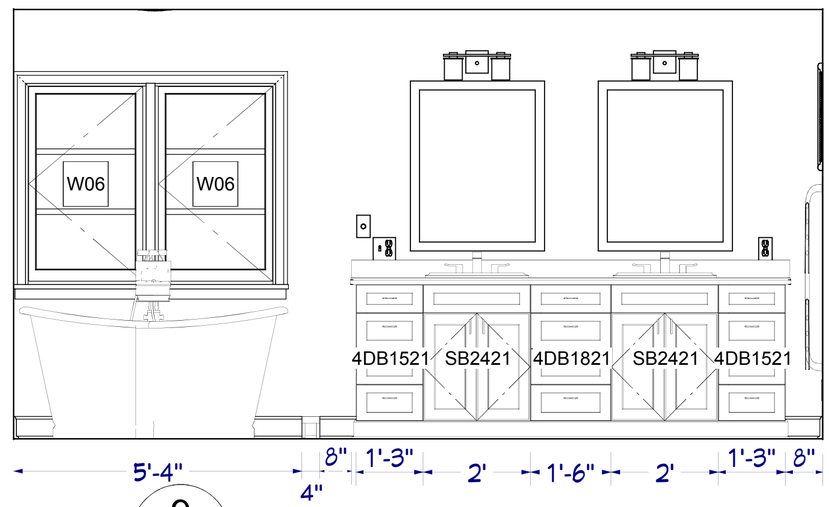

9
A3

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1
A5.1

PROPOSED CABINET ELEVATIONS

Scale: 1/2" = 1' - 0"

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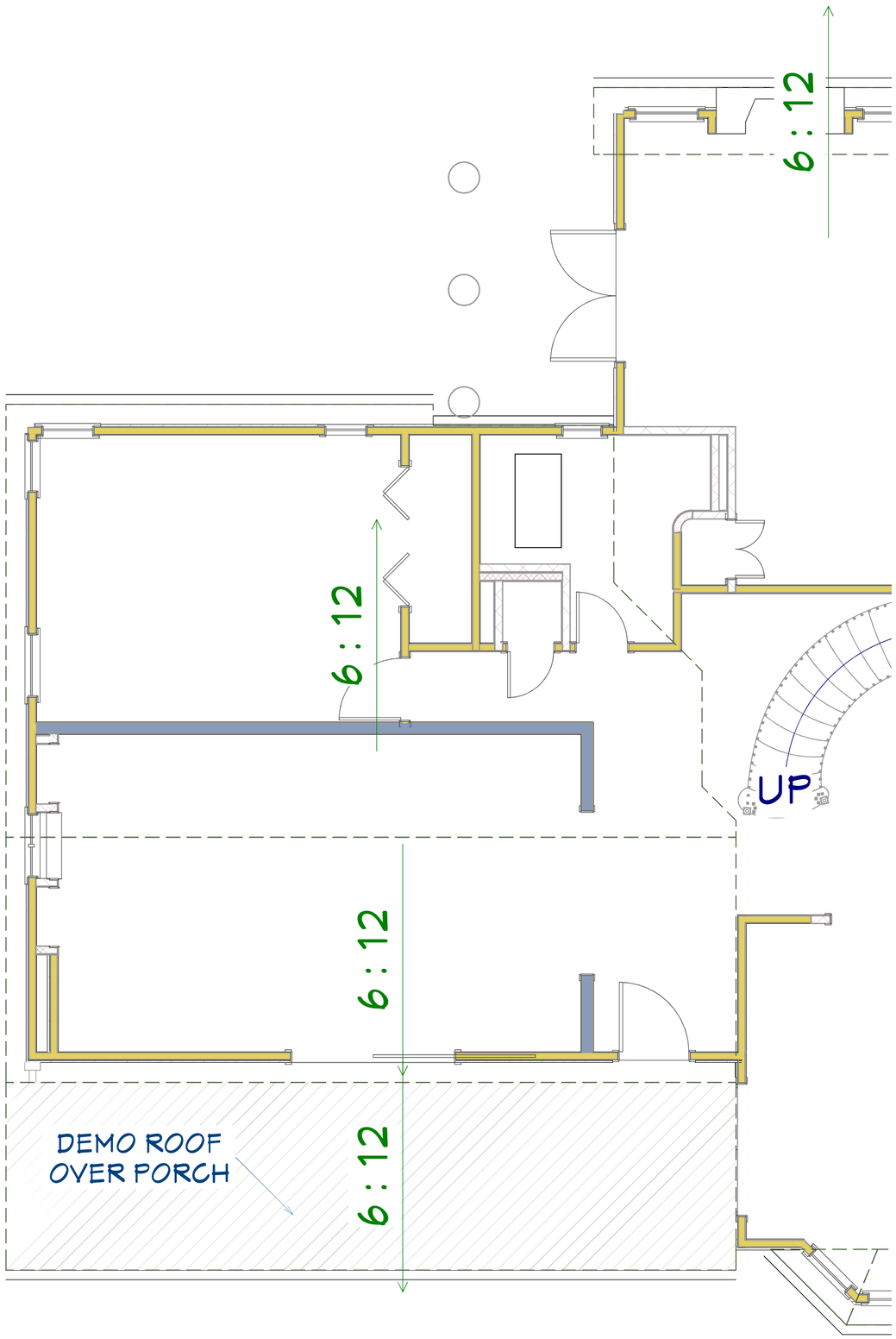
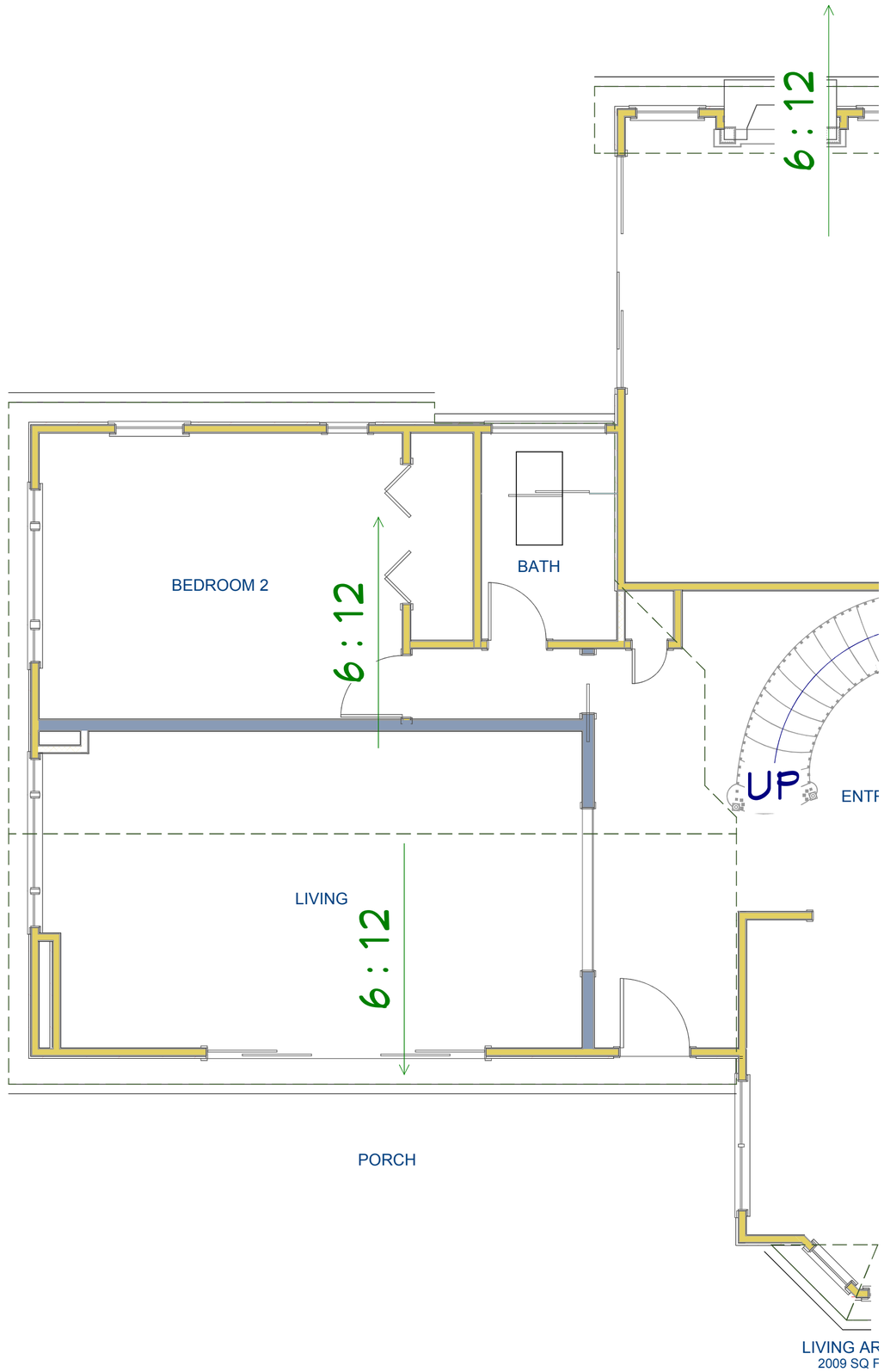
A5.1



EXISTING ROOF



PROPOSED ROOF

Exist.

1
ROOF

ROOF PLAN
Scale: 1/4" = 1' - 0"

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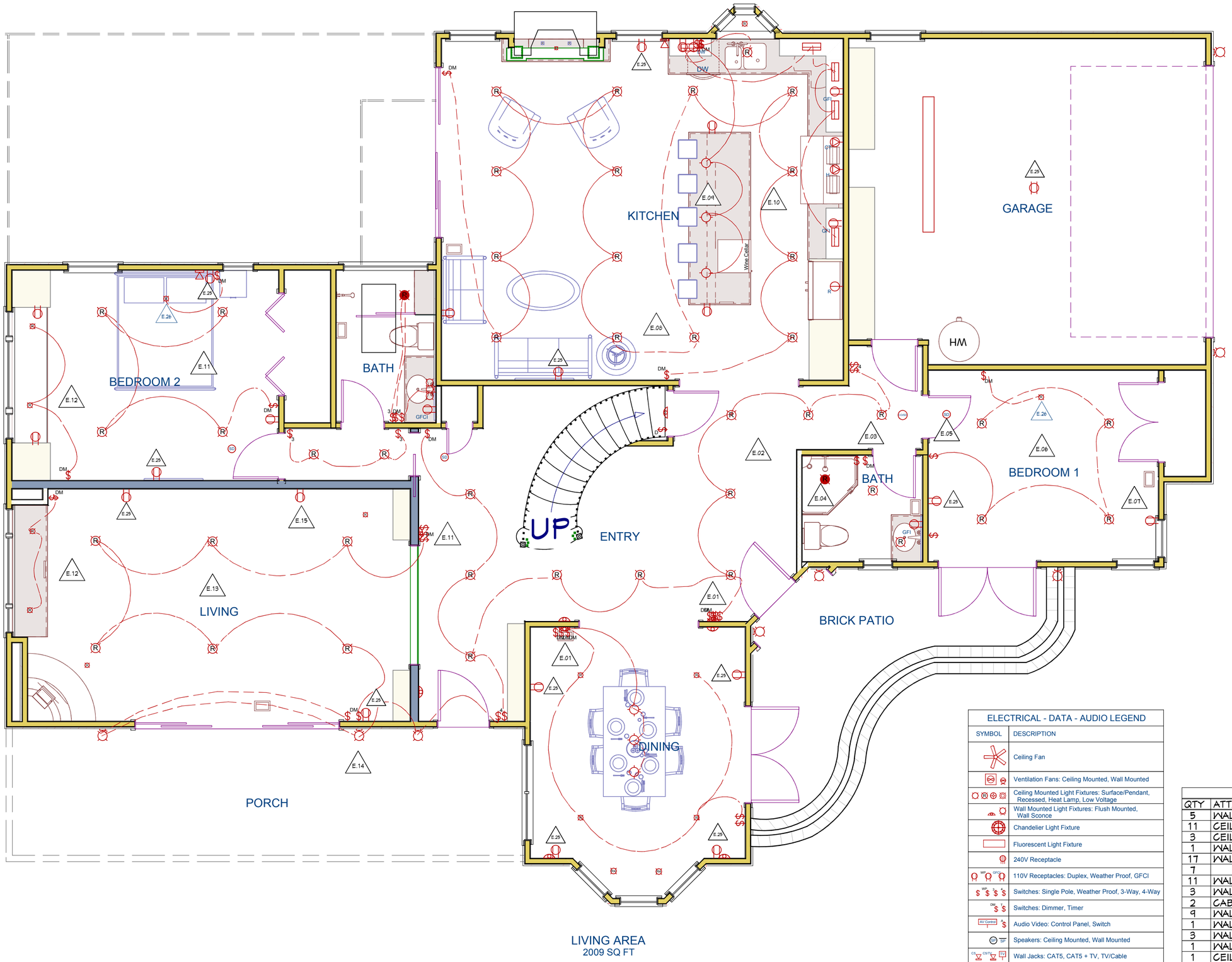
ROOF



WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- NEW WALL

ELECTRICAL NOTES

- E.01 NEW DIMMER SWITCHES ON EXISTING LIGHTS
- E.02 EXISTING FOYER LIGHTS TO REMAIN
- E.03 NEW DIMMER FOR EXITING BATHROOM CAN LIGHTS
- E.04 NEW FAN/LIGHT COMBO
- E.05 NEW SMOKE DETECTOR
- E.06 4 NEW CAN LIGHTS
- E.07 REWIRE EXT. SWITCHED OUTLET
- E.08 (15) NEW 6" CAN LIGHTS ON 3 WAY DIMMER
- E.09 (3) NEW PENDENT LIGHTS ON DIMMER
- E.10 (5) UNDER COUNTER LIGHTS
- E.11 (4) 6" CAN LIGHTS ON DIMMER
- E.12 (4) 4" CAN LIGHTS ON DIMMER
- E.13 (6) 6" CAN LIGHTS ON 3 WAY DIMMER
- E.14 (3) EXTERIOR SCONCES ON 3 WAY SWITCH
- E.15 NEW DUPLEX OUTLET
- E.25 REPLACE ALL REMAINING EXISTING OUTLETS IN EXISTING LOCATIONS
- E.26 4" CAN LIGHT (READING LIGHT)

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button

ELECTRICAL SCHEDULE

QTY	ATTACHED TO	LABEL
5	WALL	THERA
11	CEILING	RECESSED DOWN LIGHT 4
3	CEILING	FIREPLACE LIGHT
1	WALL	BRYANT SCONCE 3
17	WALL	SINGLE POLE DIMMER
7		U/C LIGHT
11	WALL	SINGLE POLE
3	WALL	THREE WAY
2	CABINET	DUPLEX
9	WALL	DUPLEX
1	WALL	GFCI
3	WALL	GFI
1	WALL	DISHWASHER
1	CEILING	CO/SMOKE DETECTOR
1	CEILING	SMOKE DETECTOR
3	CEILING	CARBASSA PENDANT
1	WALL	HOOD W/ VENT
29	CEILING	RECESSED DOWN LIGHT 6
2	CEILING	RECESSED VAPOR LIGHT
3	WALL	EXT. WALL SCONCE
1	WALL	GAS COOKTOP
1	WALL	REFRIGERATOR
1	WALL	FOUR WAY
3	CEILING	MOOD PENDANT
1	WALL	LED CLOSET LIGHT
1	WALL	AUTOMATIC DOOR SWITCH

1 / E.1 PROPOSED ELECTRICAL PLAN

Scale: 1/4" = 1' - 0"

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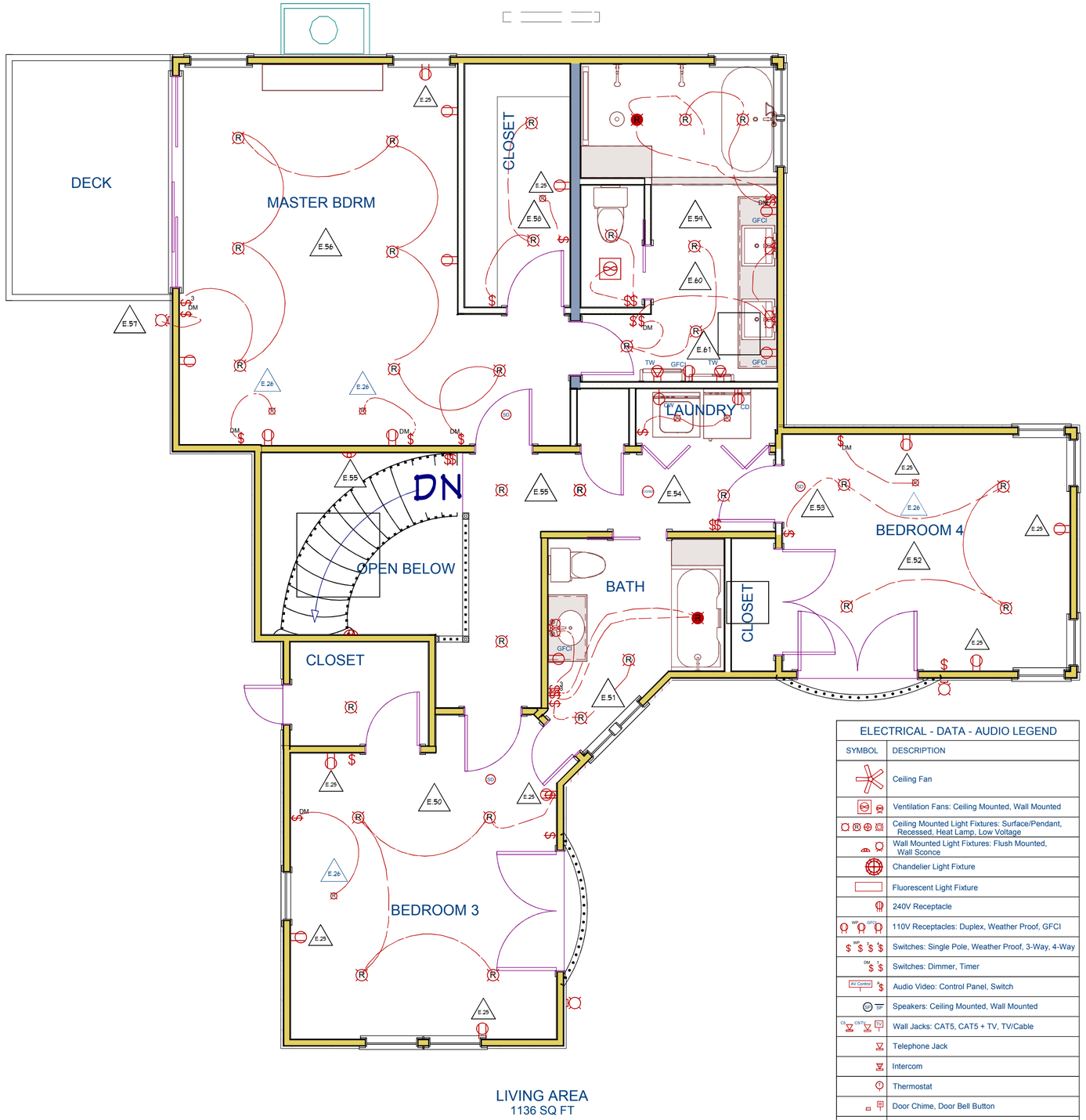
E.1



WALL TYPES

- EXTERIOR WALL
- INTERIOR WALL
- NEW WALL

ELECTRICAL NOTES

- E.50 (4) CAN LIGHTS ON NEW DIMMER
- E.51 EXISTING (2) CAN LIGHTS ON NEW DIMMER
- E.52 (4) CAN LIGHTS
- E.53 NEW SMOKE DETECTOR
- E.54 NEW SMOKE/CO DETECTOR
- E.55 EXISTING STAIR/HALL LIGHTS TO REMAIN
- E.56 (7) CAN LIGHTS ON 3 WAY DIMMER
- E.57 NEW EXT. SCONCE TO MATCH EXISTING
- E.58 (2) CAN LIGHTS
- E.59 (3) CAN LIGHTS
- E.60 (2) TALL TOWEL WARMERS
- E.61 HEATED FLOORS IN ALL BATHROOMS ON PROGRAMMABLE SWITCH
- E.25 REPLACE ALL REMAINING EXISTING OUTLETS IN EXISTING LOCATIONS
- E.26 4" CAN LIGHT (READING LIGHT)
- E.26 ALL SWITCHES TO BE LUTRON TYP.

ELECTRICAL - DATA - AUDIO LEGEND

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL SCHEDULE

QTY	ATTACHED TO	LABEL
1	CEILING	EXHAUST
24	CEILING	RECESSED DOWN LIGHT 6
2	CEILING	RECESSED VAPOR LIGHT
2	CEILING	SMOKE DETECTOR
3	WALL	THREE WAY
8	WALL	SINGLE POLE DIMMER
3	WALL	SCONCE 2
5	WALL	DUPLEX
1	WALL	EXT. WALL SCONCE
11	WALL	SINGLE POLE
4	WALL	GFCI
7	CEILING	RECESSED DOWN LIGHT 4
1	CEILING	CO/SMOKE DETECTOR
1	WALL	CLOTHES WASHER
1	WALL	CLOTHES DRYER
2	WALL	TOWEL WARMER

1
E.2

PROPOSED ELECTRICAL PLAN
Scale: 1/4" = 1' - 0"

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E.2

PROPOSED FRONT PORCH
VERSION 1

1 / R1 PROPOSED RENDERING
Scale: N/A

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R.1

PROPOSED KITCHEN
VERSION 1

1
R2
PROPOSED RENDERING
Scale: N/A

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R.2

PROPOSED KITCHEN
VERSION 1

1
R3
PROPOSED RENDERING
Scale: N/A

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R.3

PROPOSED KITCHEN
VERSION 1

1
R4
PROPOSED RENDERING
Scale: N/A

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R.4

BEDROOM 2
WINDOW SEAT/ BOOKCASE

1
R5
PROPOSED RENDERING
Scale: N/A

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R.5

PROPOSED MASTER BATH
VERSION 1

1
R6
PROPOSED RENDERING
Scale: N/A

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R.6

PROPOSED MASTER BATH
VERSION 1

1
R7
PROPOSED RENDERING
Scale: N/A

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R.7